



**TESTIMONY OF NANDINI NATARAJAN
CHIEF EXECUTIVE OFFICER-EXECUTIVE DIRECTOR
CONNECTICUT HOUSING FINANCE AUTHORITY
ON FEBRUARY 28, 2023**

**TESTIMONY BEFORE THE HOUSING COMMITTEE ON SENATE BILL NO. 4
AN ACT CONCERNING CONNECTICUT'S PRESENT AND FUTURE HOUSING NEEDS**

Senator Moore, Representative Luxenberg, Senator Sampson, Representative Scott and members of the Housing Committee. I am Nandini Natarajan, the Chief Executive Officer-Executive Director of the Connecticut Housing Finance Authority (CHFA). I am writing in regards to **Senate Bill No. 4, AN ACT CONCERNING CONNECTICUT'S PRESENT AND FUTURE HOUSING NEEDS**.

CHFA was created in 1969 by the State Legislature to help alleviate the shortage of affordable housing for low- and moderate-income families and persons in Connecticut. We are a quasi-public authority that issues federally tax-exempt mortgage revenue bonds to finance affordable mortgages for low- and moderate-income, first-time homebuyers and to fund the construction, renovation, and extended affordability of rental apartments.

While we commend the committee's efforts to address affordable housing in the state, we want to express some concerns about Senate Bill 4 as drafted, specifically those sections of the bill that pertain to workforce housing projects (sections 13-19). As you are probably are aware, Governor Lamont's proposed budget authorizes \$200 million over two years in bond funding for workforce housing, which would be provided to the Department of Housing (DOH) and administered as a revolving loan fund by CHFA. We at CHFA are in the process of considering how to best utilize that funding.

Consequently, rather than codifying specific complicated types of workforce housing projects into statute and requiring CHFA to develop a program of mortgage assistance for them as Senate Bill 4 proposes to do, we would recommend that you strike sections 13-19 from the bill. Instead, CHFA proposes that we work with DOH to design and administer a program based on the policy priorities of the Governor (which would reflect, among other things, the importance of Transit Oriented Development, live where you work goals, and helping the "missing middle" get affordable housing).

Thank you for your time and your continued efforts to increase affordable housing in Connecticut.